

ZB# 84-16

Charles Coombs

55-1-17

84-16 - Coombs, Charles

Public Hearing:

9/10/84.

Notice delivered
to Sentinel on 8/28/84
by EDC.

OCPD -

~~Refused~~
~~9/83~~

General Receipt

6121

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Received of

CLIAS D. GREVAS. L.S.

\$25.00

For

Twenty-five 00/100

DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>Check</i>		
<i># 391</i>		<i>25.00</i>

By

Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

M. J. 12/6/84

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of

CHARLES COOMBS,

DECISION *DENYING*
USE VARIANCE

84-16.

-----x

WHEREAS, CHARLES COOMBS of 65 Townsend Avenue,
New Windsor, N. Y., has s made application before the
Zoning Board of Appeals for a use variance for the purposes of:
installation of a single-unit mobile home park on property situated on;
Twin Arch Road (R-3) zone, Town of New Windsor, N. Y.;
and

WHEREAS, a public hearing was held on the 10th day of
September, 1984 at the Town Hall, 555 Union Avenue, New
Windsor, New York; and

WHEREAS, applicant appeared with his surveyor, Elias D.
Grevas, L.S.; and

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that property was purchased by
applicant in 1964 and has not been improved to date;

3. The evidence shows: that applicant failed to prove
the legal test of hardship to the land for a use variance nor monetary
hardship;

4. The evidence shows: that the area in question is
inhabited by single-family dwellings and there are no mobile home parks
in the immediate area.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would ^{not} deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant ^{not} is due to unique circumstances and ~~not to~~ general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented ^{will} ~~does not~~ alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor ~~denies~~ a use variance as applied for and in connection with plans dated 8/6/84 presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: October 22, 1984.

51

Chairman

Memo FROM: ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

file

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 9/11/84

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - (1) OCCUPATIONS, INC.
(2) COOMBS, CHARLES

---FOLD HERE---

Please be advised that the following actions were taken by
the Zoning Board of Appeals on September 10, 1984:

- (1) OCCUPATIONS, INC. - Granted
- (2) COOMBS, CHARLES - Denied

cc: Occupations, Inc.
Attn: Phil Haakmeester

Elias D. Grevas, L.S.
(Coombs)

by

Patricia Delio
Patricia Delio, Secretary

/pd

p 15 10 SEPT '84

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-16
~~83-39~~

Date: 28 August 1984

I. Applicant Information:

- (a) Charles Coombs, 65 Townsend Avenue, Newburgh, N.Y. 12550 565-6548
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☐ Sign Variance
☐ Area Variance ☒ Special Permit

III. Property Information:

- X (a) R-3 Twin Arch Road 55/1/17 2.09± Ac
(Zone) (Address) (S/B/L) (Lot size)
- X (b) What other zones lie within 500 ft.? None
- X (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 7/64
- X (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of USE Regs., Col. B, to allow:

X (Describe proposal) Install a Single-unit Mobile Home Park.

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

X

Due to high cost of conventional housing, owner desires to install and occupy a mobile home. To construct a conventional single-family home on the lot would create a financial hardship.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 4th, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

X

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section 48-9, Table of USE Regs., Col. B.
- (b) Describe in detail the use and structures proposed for the special permit.

Installation of a single-unit Mobile Home Park,
with well, Sanitary Sewage Disposal System & Driveways
(See Attached Site Plan)

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

DO I
Need

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 28 August 1984

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

[Signature]
(Applicant)

Sworn to before me this
28th day of August, 1984.

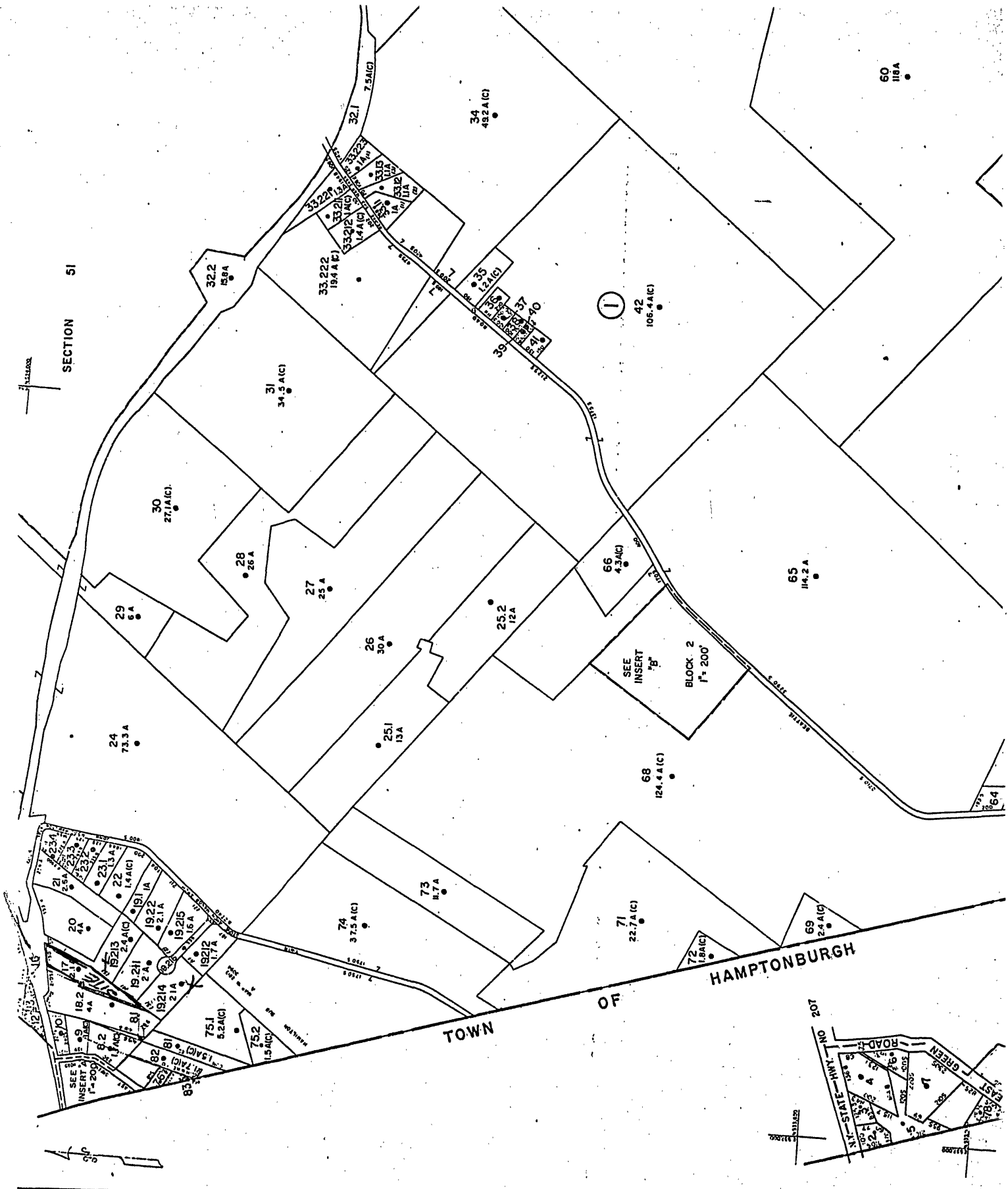
[Signature]
RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1986
Reg. No. 4673512

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

SECTION 51



9/10/84. Public Hearing: Coombs, Chas

Name:

Address:

MARGARET JEZIK - no comment.

P.O. Box 32 ROCK TAVERN, N.Y.

HENRY JEZIK

"

"

MARY JEZIK

30-46 35TH ST ASTORIA, N.Y.
+ ROCK TAVERN

AGNES HORNACEK

23-35 127 ST COLLEGE PT, N.Y.

JOYCE HORNACEK - Questions

23-35 127 ST. COLLEGE PT, N.Y. 11356

HENRY J JEZIK

BEATTIE RD WASHINGTONVILLE

LOUIS J JEZIK

PO BOX 32 ROCK TAVERN NY

Michael L. Jezik

30-46 35 STREET ASTORIA, N.Y.

MICHAEL J. KUBENIK

2221 Crosspk. Exway, BRONX, N.Y. 10462
11103

MARY KUBENIK

DITTO

PETER BOLAND

E GREEN RD ROCK TAVERN n y

Janet K Elledge

Twin Arch Rd Rock Tavern

TERRI J. ELLEDGE - objection

Twin Arch Rd Rock Tavern, N.Y.

George Truco

Twin Arch Rd Rock Tavern

W. H. Truco - ✓ objection

Stone Arch Manor Rd, Rock Tavern



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

48 on list

August 29, 1984

Elias D. Grevas L.S.
33 Quassaick Ave.
New Windsor, N.Y.

RE: 55-1-17

Dear Mr. Grevas:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$70.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script, reading 'Christian E. Jahrling'.

CHRISTIAN E. JAHRLING
SOLE ASSESSOR
Town of New Windsor



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Congelosi Paul J
RD2 Rte 17K
Montgomery NY 12549

Truhan Charles N
87 Terrace Street
Hawurth NJ 07641

Martin Robert L & Ethel M
Rt 207 Box 347
Rock Tavern NY 12575

Central Hudson Gas & Electric Co
c/o Tax Agent
284 South Ave
Poughkeepsie NY 12602

Consolidated Edison Co of NY Inc
4 Irving Pl
New York NY 10003

N Y S Dept of Transportation
Stewart Airport
PO Box 6100
Stewart Airport
New Windsor NY 12550



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Martin Charles E
c/o Espaillat Priamo A
Apt 4A
780 Riverside Drive
New York NY 10038

Green Floyd & Elsie
West Green Rd
Rock Tavern NY 12575

Jordan Donna S
East Green Rd Box 327
Rock Tavern NY 12575

Di Donato Frances & Grace M
Route 207
Rock Tavern NY 12575

White Dennis a & Ritsuko M
Hq USARJ 63
APO San Francisco Ca 96343

Coombs Charles F
PO Box 506
Beacon NY 12508

Corcoran Madeline & Martin June
Twin Arch Rd
Rock Tavern NY 12575

Adams Wagner Realty LTD
RD2 Box 327
Montgomery NY 12549

Nespoli Ralph
Twin Arch RD
Rock Tavern NY 12575

Licoma Corp
RD2
Warwick NY 10990

Alto James E
Walnut Ave RD4 Box 356
New Windsor NY 12550

Elledge Terry J & Janet K
Twin Arch Rd
Rock Tavern NY 12575

Treco William & Marguerite
Twin Arch Rd
Rock Tavern NY 12575

Rose Calvin J & Dorothy V
Box 459
Rock Tavern NY 12575

Woestemeyer H Addison
Twin Arch Rd Box 298
Rock Tavern NY 12575

Hulse Charles E
RR1 Bos 530
Campbell Hall NY 10916

Browne John & Joseph
& Margaret June
Twin Arch Rd RD1 Box 341 B
Rock Tavern NY 12575

West Richard H & Genevieve
Twin Arch Rd
Rock Tavern NY 12575

Moses Steven R & Marks Beth S
Twin Arch Rd
Rock Tavern NY 12575

Huiss George & Hurton Jr John R
Bailey Rd RD1
Montgomery NY 12549



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Geffon Michael & Lorraine
Twin Arch Rd
Rock Tavern NY 12575

Fuchs Herman & Mina Lee
23 Milrose Lane
Monsey NY 10952

Kubenik Michael J & Mary
2221 Cross Bronx Express
Bronx NY 10462

Jezik Alois Jr & Mary
30-46 35th St
Astoria NY 11103

Jezik Henry & Margaret R
& Alois Jr & Mary A
3512 29th St
Astoria NY 11106

Hornacek Agnes & Joyce Ellen
23-35 127th Street
College Point NY 11356

AHFS Realty Corp
Box 98A Perkinsville Rd
Highland NY 13856

Hamilton John
PO Box 274
Grant Florida 32494

Havner Charles D & Sharon N
East Green Rd
Rock Tavern NY 12575

Martin James H Jr & Jane C
Twin Arch Rd
Rock Tavern NY 12575

Giaquinio Marshall & Sharon
East Green Rd
Rock Tavern NY 12575

Boland Peter W & Juanne
East Green Rd
Rock Tavern NY 12575

Frank Milton & Norma
215 Shady Brook Lane
Pomona NY 10970

Loggia Frederick & Patricia
507 North Midland Ave
Upper Nyack NY 10960

Longworth Raphaelia A
RFD 1 Route 207
Rock Tavern NY 12575

Cawein Louis
Route 207
Rock Tavern NY 12575

Ryan John H Jr & Sandra V
Route 207
Rock Tavern NY 12575

Scott Michael A & Gayle L
East Green Road
Rock Tavern NY 12575

Olsen Robert J & Marilyn E
East Green Road
Rock Tavern NY 12575

Peterson George P & Doris E
East Green Road
Rock Tavern NY 12575

Johnston Adele M Pollard
East Green Road
Rock Tavern NY 12575

Gallagher Peter & Margaret
East Green Road
Rock Tavern NY 12575

Memo FROM:

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 9/4/84

SUBJECT: PUBLIC HEARINGS BEFORE ABA - 9/10/84

---FOLD HERE---

Please be advised that there are two (2) public hearings
scheduled to be heard before the ZBA on Monday evening,
September 10, 1984:

OCCUPATIONS, INC.
COOMBS, CHARLES

I have attached hereto copy of pertinent applications together
with public hearing notices which appeared in The Sentinel.

/pd
Attachments

by

Pat

Jat

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. ~~88~~ 16

Request of Charles Coombs

for a VARIANCE SPECIAL PERMIT of
the regulations of the Zoning Ordinance to
permit Installation of a single-unit Mobile Home
Park

being a VARIANCE SPECIAL PERMIT of
Section 48-9, Table of Use Regulations, Col.B
for property situated as follows:

South side of Twin Arch Road, 300 Ft. east of Route 207
Town of New Windsor, N. Y.

SAID HEARING will take place on the 10th day of
Sept., 1984, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Daniel P. Konkol
Chairman

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Pat Delio
565-8550

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date September 26, 1983

To Charles Coombs 565-6548

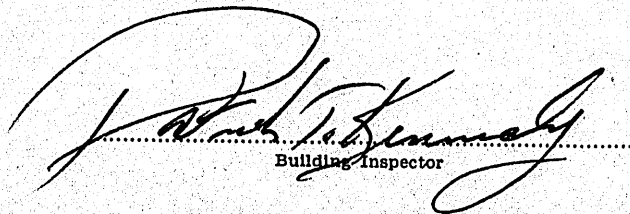
65 Townsend Ave

Newburgh, New York 12550

PLEASE TAKE NOTICE that your application dated September 26, 1983
for permit to install a house Trailer on a private lot
at the premises located at So. Side Twin Arch Road 55-1-17

is returned herewith and disapproved on the following grounds:

by Town definition one Trailer is a Trailer Park -
Needs special permit from Z.B.A. for Trailer Park.
Needs site Plan approval by planning board


Building Inspector

Come for Preliminary meeting
in for

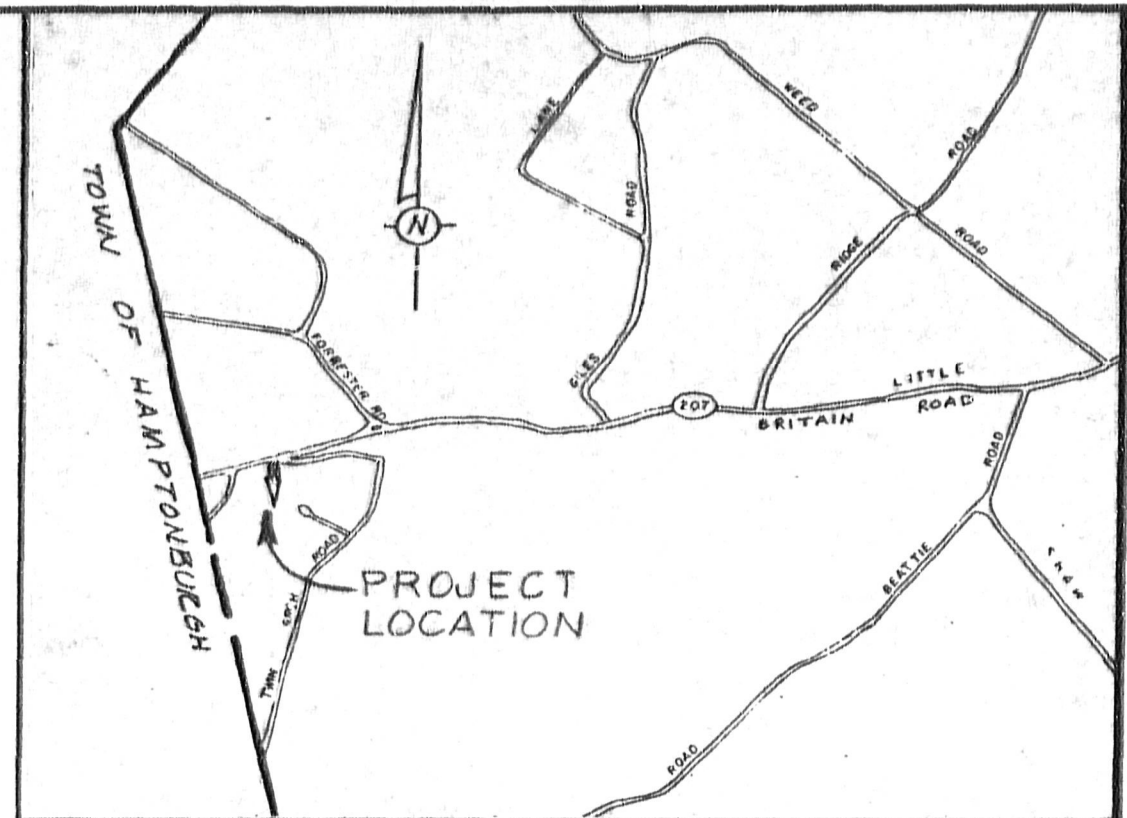
NOV 14, 1983 AT
7 30

DIMENSIONS
LINES

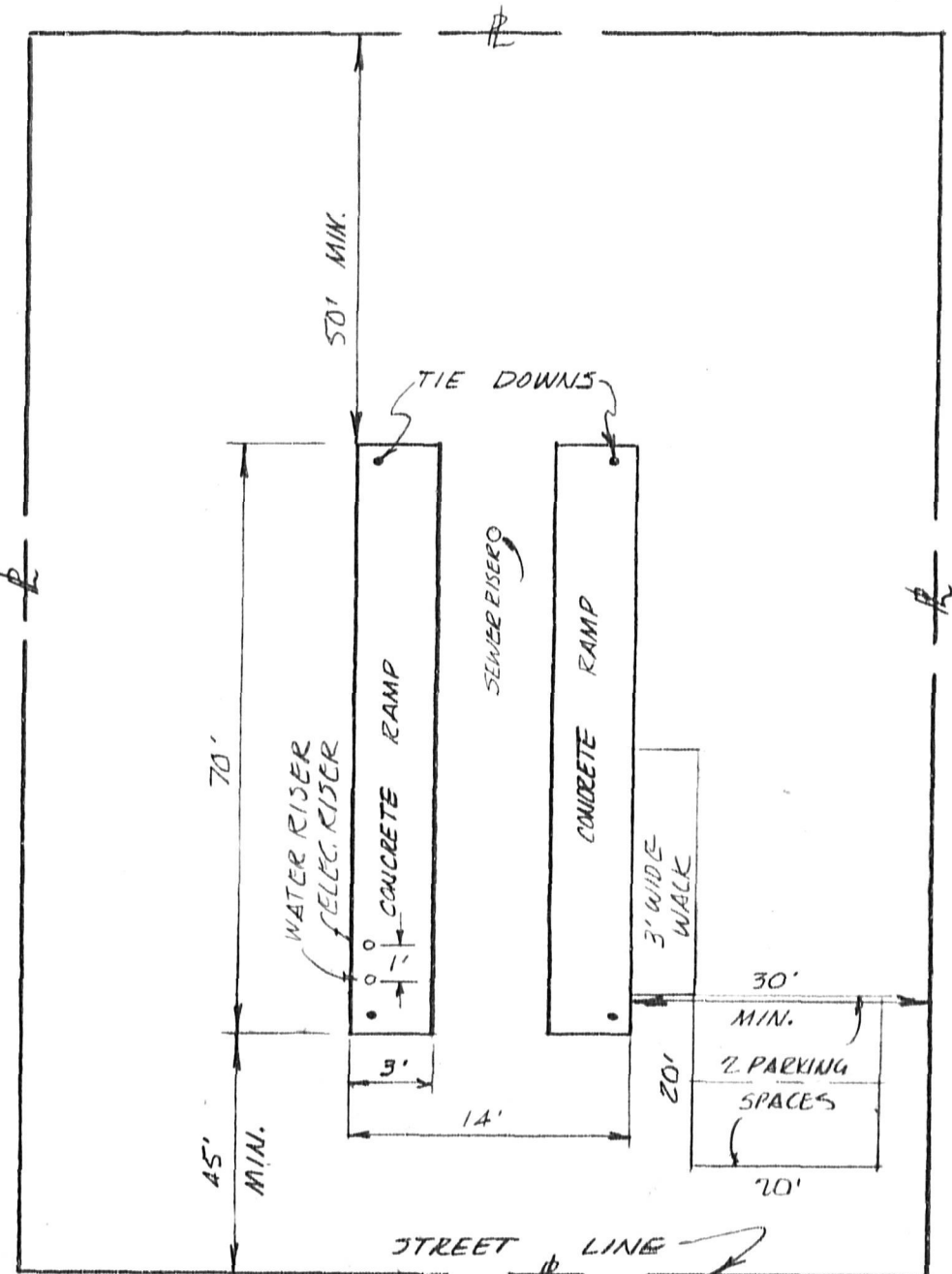
MAP OUT LOT LINES

NOTES

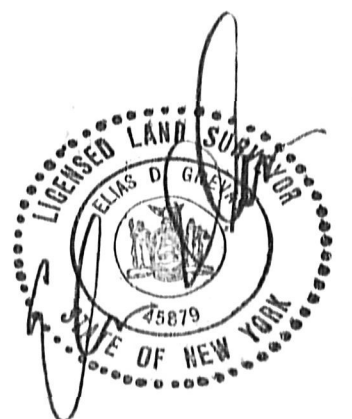
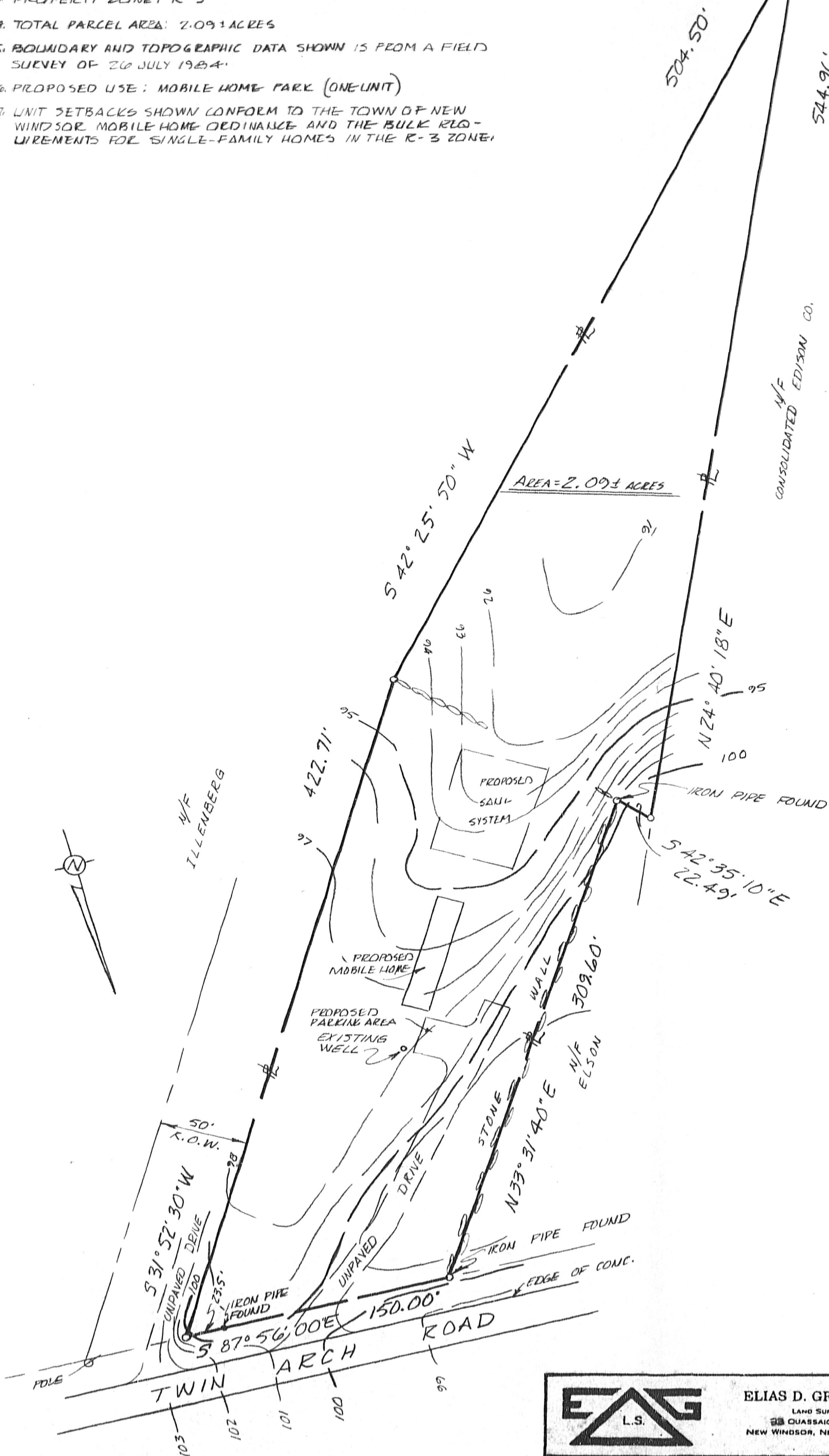
1. BEING A PROPOSED DEVELOPMENT OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 55, BLOCK 1, LOT 17.
2. OWNER/APPLICANT: CHARLES COOMBS, 65 TOWNSEND AVENUE, NEWBURGH, N.Y. 12550.
3. PROPERTY ZONE: R-3
4. TOTAL PARCEL AREA: 2.09± ACRES
5. BOUNDARY AND TOPOGRAPHIC DATA SHOWN IS FROM A FIELD SURVEY OF 26 JULY 1984.
6. PROPOSED USE: MOBILE HOME PARK (ONE UNIT)
7. UNIT SETBACKS SHOWN CONFORM TO THE TOWN OF NEW WINDSOR MOBILE HOME ORDINANCE AND THE BULK REQUIREMENTS FOR SINGLE-FAMILY HOMES IN THE R-3 ZONE.



LOCATION MAP
SCALE: 1" = 2000' ±



TYPICAL MOBILE HOME LAYOUT
SCALE: NONE



UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECT. 7209(2) OF THE N.Y.S. EDUCATION LAW.

ELIAS D. GREVAS, L.S.			PLAN FOR:		
LAND SURVEYOR 23 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550			CHARLES COOMBS		
			TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		
Revision	Date	Description	Drawn: 11/28/84	MOBILE HOME PARK	
			Checked:		
			Scale: 1" = 50'		
			Date: 6 Aug 1984		
			Job No: 84-196		